

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1 BO 2 - J B (Section III.C.6, 1945 regulations) to permit a rear yard setback of 4 feet in lieu of the required average depth of 20 feet (min. 15 feet) a var. of 16 feet.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

1. We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.:
Address
Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 12th day of May, 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 8th day of July, 1987, at 9:45 o'clock.

ESTIMATED LENGTH OF HEARING - 1/2HR. - 1HR.
AVAILABLE FOR HEARING MON./TUES./WED. - NEXT TWO MONTHS (over)
ALL OTHER DATE
REVIEWED BY: DATE

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND

District: 9th
Petition for: Variance
Petitioner: James Stamatakos, et ux
Location of property: SW/S Charmuth Dr., Cor./NW/S Strathdon Way, 1200 Charmuth Dr.
Location of Sign: 1200 Charmuth Dr.
Remarks: 13 ft. rear yard, on property of petitioner.
Posted by: [Signature]
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 18, 1987.
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 18, 1987.

THE JEFFERSONIAN,
Publisher

32.17

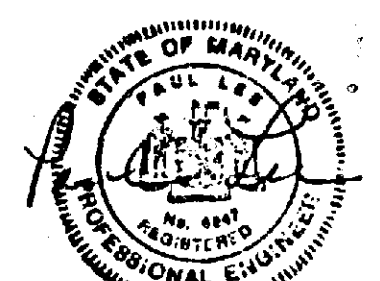
Paul Lee P.E.
Paul Lee Engineering Inc.
308 W. Pennsylvania Ave.
Towson, Maryland 21204
301-221-1241

DESCRIPTION

1200 CHARMUTH DRIVE
9TH ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point located on the west side of Strathdon Way, said point being located 56 feet ± from the center of Charmuth Drive, thence binding on the west side of Strathdon Way (1) S 32°12'29" E 47.00 feet, thence leaving said west side of Strathdon Way (2) N 57°47'31" W 134.19 feet, thence (3) N 34°22'54" E 73.01 feet to the south side of Charmuth Drive, thence binding on the south side of Charmuth Drive by a curve to the left (4) R = 1837.42 feet, L = 105.94 feet and by a curve to the right (5) R = 25.00 feet, L = 39.76 feet to the point of beginning.

Containing 0.22 acre of land, more or less.



Engineers - Surveyors - Site Planners 3/11/87

PETITION FOR ZONING VARIANCE
9th Election District - 4th Councilmanic District
Case No. 88-10-A

LOCATION: Southwest Side Charmuth Drive, Corner/Northwest/Side Strathdon Way (1200 Charmuth Drive)

DATE AND TIME: Wednesday, July 8, 1987, at 9:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a rear yard setback of 4 feet in lieu of the required average depth of 20 feet (minimum 15 feet)

Being the property of James Stamatakos, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JARLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Mr. James Stamatakos
Mrs. Maria Stamatakos
1200 Charmuth Drive
Lutherville, Maryland 21093

May 25, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SW/S Charmuth Dr., Cor./NW/S Strathdon Way (1200 Charmuth Dr.)
9th Election District - 4th Councilmanic District
James Stamatakos, et ux - Petitioners
Case No. 88-10-A

TIME: 9:45 a.m.

DATE: Wednesday, July 8, 1987

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 7/8/87 ACCOUNT: R-01-615-000
CASH & POST RETURNED: \$ 91.93
James Stamatakos, 3312 Harford Rd.,
Belto., Md. 21214
RECEIVED FROM: ADVERTISING & POSTING COSTS RE CASE #88-10-A
FOR: 8021*****31971 8026F
VALIDATION OR SIGNATURE OF CARRIER

RE: PETITION FOR VARIANCE
SW/S Charmuth Dr., Corner NW/S Strathdon Way (1200 Charmuth Dr.), 9th District
JAMES STAMATAKOS, et ux, Petitioners
Case No. 88-10-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 221, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 12th day of June, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. James Stamatakos, 1200 Charmuth Drive, Lutherville, MD 21093, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 17, 1987.
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 17, 1987.

TOWSON TIMES,
Publisher

44.76

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance requested will not adversely affect the health, safety, and general welfare of the community, the variance should ~~should not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of July, 1987, that the Petition for Zoning Variance to permit a rear yard setback of 4 feet in lieu of the required average setback of 20 feet/minimum setback of 15 feet be and is hereby GRANTED, from after the date of this Order, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is rescinded, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

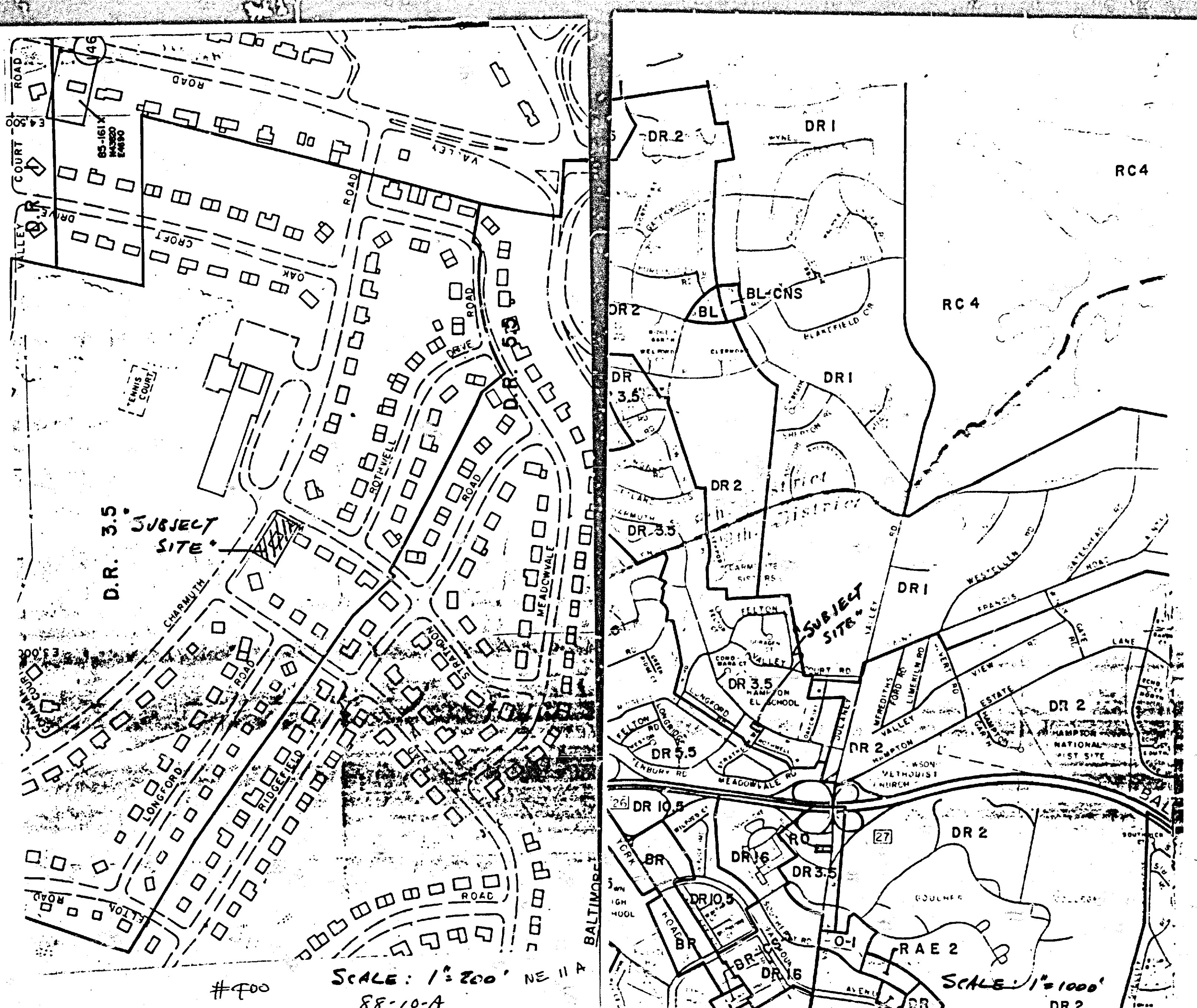
Arnold Jablon
Zoning Commissioner of
Baltimore County

ku/srl

cc: Mr. & Mrs. James Stamatakos
People's Counsel

ORDER RECEIVED FOR FILING
Date July 15, 1987
By [Signature]

88-10-A
4-4-87
James Stamatakos, Sr. & Mrs. James Stamatakos
111 W. Chesapeake Avenue
Towson, Maryland 21204
Petitioners
vs.
Baltimore County
Zoning Commission



88-10-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
13th day of July, 1987

Arnold Jablon
Zoning Commissioner

Petitioner, James Stamatakos, Sr. & Mrs. James Stamatakos
Attorney, James E. Dyer
Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
To: Zoning Commissioner Date: June 9, 1987
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions No. 88-1-A, 88-2-A, 88-3-A, 88-10-A and 88-12-A

There are no comprehensive planning factors requiring comment
on these petitions.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:sib

RECEIVED
JUN 9 1987

ZONING OFFICE

CPS-008

1-26-88

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 15, 1987

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

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MEMBERS
Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Mr. & Mrs. James Stamatakis
1200 Charmuth Drive
Lutherville, Maryland 21093

RE: Item No. 400 - Case No. 88-10-A
Petitioners: James Stamatakis, et ux
Petition Zoning Variance

Dear Mr. & Mrs. Stamatakis:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

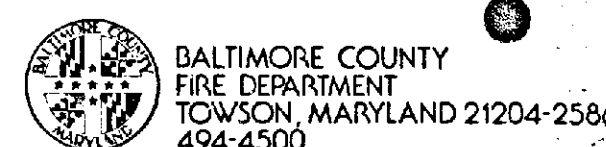
Very truly yours,

James E. Dyer
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Paul Lee Engineering, Inc.
304 West Pennsylvania Avenue
Towson, Maryland 21204



PAUL H. REINCKE
CHIEF

April 13, 1987

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: James Stamatakis, et ux
Location: SE/S Charmuth Dr., corner NW/S Strathdon Way
Item No.: 400 Zoning Agenda: Meeting of 4/14/87

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Paul Lee* Noted and Approved: *John E. O'Neill*
Planning Group Fire Prevention Bureau
Special Inspection Division

/nb



TED ZALESKI, JR.
DIRECTOR

May 5, 1987

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 400 Zoning Advisory Committee Meeting are as follows:

Property Owner: James Stamatakis
Location: SE/S Charmuth Drive, Corner NW/S Strathdon Way
District: 9th

APPLICABLE ITEMS ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #11-85, the Maryland Code for the Handicapped and Aged (A.S.D.I. #1791 - 1980) and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
4. Commercial: Three sets of construction drawings needed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
5. All the Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-1 Detached Dwellings require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 1107, Section 1108.2 and Table 1107. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
6. The structure does not appear to comply with Table 705 for permanent height/area. Reply to the requested variance by also office shall be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(s) of the Baltimore County Building Code.
8. When filing for a required Change of Use/Accessory Permit, an alternative permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use to Use to Use. See Section 312 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Flood/Alleviation. Please see the attached copy of Section 214.0 of the Building Code as adopted by Bill #11-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
10. Comments:
11. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any law. It is desired the applicant may obtain additional information by visiting Room 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Michael J. Schuman
Michael J. Schuman, Chief
Building Plans Review

4/21/87

